

The Cape Cod Chronicle's Spotlight Home Of The Week

The homes featured weekly are chosen by the real estate offices, not by The Chronicle.



595 Main St., Unit 9, Chatham

Year Built: 2014

Square Footage: 2,550

Number of Bedrooms: 3

Number of Baths: 3F

Listing Price: \$1,499,000

Listed by: Robert Paul Properties, 508-945-5553

Listing Agents: Tony Guthrie, 508-246-3236; Sharon Mabile, 508-776-4645

by Debra Lawless

This stylish Main Street condominium is “really ideal for people who have a bigger home in Chatham who want to stay in Chatham but don’t want yard, maintenance, all that,” says broker Tony Guthrie. It’s for “people trying to right-size or make their lives easier.”

Step in the front door and you pass through a foyer into an open sitting area. This flows to the dining area and then into the gourmet kitchen with its Wolf range and sub-zero refrigerator. “It’s spacious, sunny, bright,” Guthrie says. And “being on Main Street, it’s so quiet.” A nice custom feature is sound attenuation.

A convenient laundry is tucked away to the left of the entrance door. To the right is a spacious bed and bath. The other two beds and baths are reached off the dining area, with the master overlooking Main Street. All three baths feature vanities with Carrara marble.

“It’s one-floor living,” Guthrie says. The unit is on the second floor and is accessed by an elevator.

The unit comes with a one-car garage and a parking spot. The condo has a strong rental history, especially during the shoulder seasons and quiet times of the year. It is being sold furnished and in turnkey condition. Up a flight is a spectacular rooftop deck where you can host cookouts and watch the sunset.

Making life simpler, the condominium fee covers water, trash removal, exterior maintenance, snow removal and roof repairs. “You can walk out the door” and be worry-free, Guthrie says.

LEGAL ADVERTISING

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, OCTOBER 30, 2019 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, October 30, 2019 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by noon on Monday, October 28, 2019.

Case #2019-33

Patrice M. Soule has applied for a Special Permit to construct a 3-season enclosed porch within the setback. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **16 Earle Terrace**, Map 12, Parcel N1-27 in the RH-1 Zoning District.

Case #2019-34

Edith S. Ravenelle has applied for a Special Permit to create a new foundation and additions including a new 2nd floor onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and §325 Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **3 Sail Loft Road**, Map 7, Parcel D20 in the RH-1 Zoning District.

Case #2019-35

Patrick Petrarca and Catherine Petrarca, through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to demolish and replace an existing non-conforming single family residential condominium. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and if necessary Chapter 40A §10. The property is located at **9 Bells Neck Road**, Map 10, Parcel F1-8 in the RM Zoning District.

Case #2019-36

Sally J. Pini, through her agent, Attorney William Crowell, has applied for a Special Permit, or in the alternative, a Variance, to construct a dormer over the garage creating habitable space on a pre-existing non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and if necessary Chapter 40A §10. The property is located at **4 Checkerberry Lane**, Map 4, Parcel W1-37 in the RH-1 Zoning District.

Case #2019-37

Derek & Scott Woelfel, as well as Kim Welch, Trustee, through their agent, Attorney William Crowell, have applied for a Variance from the requirements of “a lot” in the bylaws and to combine portions of 2 lots to allow for sufficient “contiguous upland” to build a 5th apartment where 4 currently exist. The application is pursuant to the Code of the Town of Harwich, §325-2 Definitions (Lot) and §325-51M, Mixed Use Development as set forth in MGL Chapter 40A §10. The properties are located at **432 Route 28**, Map 13, Parcel E4 in the CH-1 Zoning District and **15 Doane Road**, Map 13, Parcel E3-1 in the RM Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the September 25, 2019 meeting.
- * New Business per the Board’s discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich.

In accordance with State Law, this legal notice will also be available electronically at www.masspublicnotices.org. The Town is not responsible for any errors in the electronic posting of this notice.

Per the Attorney General’s Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business.” If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen’s Office at 508-430-7513

This Agenda may change at the discretion of the Board.

Recording & Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.

Authorized Posting Officer: Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

The Cape Cod Chronicle
Oct. 10 and 17, 2019

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EXTENDED COVERAGE by Craig S. Vokey

SOFT FURNITURE DOESN'T CUSHION RISK OF FALLS BY YOUNG CHILDREN

Parents know how easily young children can fall down stairs or tumble off tables at home. Soft, padded furniture like beds and sofas may seem like less of an injury threat. But new research shows more than 2 million children under age 5 were treated in hospital emergency departments for soft furniture-related injuries between 2007 and 2016.

Parents often leave young children on a bed or sofa, stepping away for a bit and thinking it’s not dangerous. Research shows, however, that these types of falls are now the most common source of injury in this age group. In fact, children were 2.5 times more likely to be hurt by falls from beds and sofas than they were from stair-related injuries.

Researchers analyzed data from 2007 through 2016. They found that an estimated 2.3 million children age 5 and younger were treated for soft-furniture-related injuries during that time period, averaging 230,026 injuries per year.

Among other findings:

- Approximately 62 percent of children had injuries to the head and facial region. Fortunately, severe, life-threatening trauma was rare, but 2.7 percent of patients were hospitalized.
- Children younger than a year old when they were injured accounted for 28 percent of injuries among the patients, and they were more than twice as likely to be hospitalized than children over age 1.
- Boys (56 percent of cases) were more likely to be injured than girls.
- In addition, bed-and-sofa-related injuries among children under age 5 increased by more than 16 percent during the study period.

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SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Orleans District Court (Docket No.# 1926CV000045) in favor of the Directors of the Anchorage Condominium Assoc., Inc. against Susan Toye Ferguson, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit N-23 of Anchorage Condominium Assoc., Inc. ("Condominium"), 15 Pleasant Street, Harwich Port, Massachusetts, for the purpose of satisfying such lien, the same will be sold at public auction sale at 10:00 a.m. on **Friday, 15th day of November, 2019**, at the subject premises. The premises to be sold are more particularly described as follows:

Unit N-23, Harwich Port, Massachusetts 02646 ("Unit") in a condominium known as Anchorage Condominium Association, Inc. ("Association"), established under the Amended and Restated Master Deed-Declaration of Condominium ("Declaration") dated September 26, 2009 and recorded at Barnstable County Registry of Deeds ("Registry of Deeds"), at Book 24112, Page 1 as amended, together with said Unit's undivided interest in the common area and facilities (the "Common Elements") as described in said Declaration, as amended.

The Association has a principal place of business at 15 Pleasant Street, Harwich Port, Massachusetts. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Association as set forth in said Declaration recorded at the Registry of Deeds.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Declaration, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions and By-Laws of said Association, as amended.

Said premises are conveyed together with the right of easements appurtenant to said Unit, as described in the Declaration.

Being all and the same premises conveyed to Susan Toye Ferguson by Quitclaim Deed of dated by deed and recorded at the Registry of Deeds at Book 30585, Page 131.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment and Order, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances or the condition of the subject premises.

TERMS OF SALE: A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required to be made payable to Anchorage Condominium Assoc., Inc. in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to Anchorage Condominium Assoc., Inc., in cash, by certified check or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Anchorage Condominium Assoc., Inc.
By their Attorney, Howard S. Goldman
BBO#199030
Goldman & Pease LLC
160 Gould Street, Suite 320 Needham, MA 02494
(781) 292-1080
Dated: September 26, 2019

The Cape Cod Chronicle
Oct. 10, 17 and 24, 2019

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, October 24, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-080: Lisa McCarthy, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **24 Independence Lane**, also shown on the Town of Chatham's Assessors' Map 16A Block 9 Lot C5. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of a portion of the existing dwelling and construction of additions. The existing dwelling is nonconforming in that it is located 31.8 feet from road. The proposed dwelling will be nonconforming in that it will be located 26.4 feet from the road where a 40 foot setback is required. The existing building coverage is 1,933 square feet and the proposed building coverage is 2,438 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 24,673 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Chatham Protective Bylaw.**

Application No. 19-081: Paul and Karen Miller, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **67 Old Academy Road**, also shown on the Town of Chatham's Assessors' Map 14F Block 53 Lot 18. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The rear and second floor additions will comply with all bulk and dimensional requirements of the Bylaw. The existing dwelling is nonconforming in that it is located 12.9 feet from the easterly abutter where a 15 foot setback is required. The existing building coverage is 1,669 square feet (12.3%) and the proposed building coverage is 1,826 square feet (13.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 13,589 square feet where 20,000 square feet is required in the R20 Zoning District.

A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.

Application No. 19-063: Ernest A. Walen III & Deborah A. Walen, c/o Rick Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **43 Shattuck Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 14 Lot 4. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (garage) on a nonconforming lot via demolition of the existing garage and the construction of a new garage. The existing garage is nonconforming in that it is located 20.9 feet from Grist Mill Lane, 2 feet from the northerly abutter and 3.3 feet from the southerly abutter. The proposed garage will be nonconforming in that it will be located 20.9 feet from Grist Mill Lane where a 40 foot setback is required, 2 feet from the northerly abutter and 1.9 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,744 square feet (12.1%) and the proposed building coverage is 1,919 square feet (13.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 14,541 square feet of buildable upland where 20,000 square feet is required and contains 28,800 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.** Continued from August 22, 2019 and September 26, 2019.

Application No. 19-082: Richard Smith, c/o Eastward Companies, 155 Crowell Road, Chatham, MA 02633, agreed vendee of property located at **479 Stony Hill Road**, also shown on the Town of Chatham's Assessors' Map 151 Block 10 Lot 19. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (garage) on a nonconforming lot via the demolition of the existing garage and construction of a new garage. The existing garage and proposed replacement garage will be nonconforming located 7.9 feet from the northerly abutter and 13.7 feet from the westerly abutter where a 25 foot setback is required. The building coverage approved under Special Permit No. 18-091 was 2,749 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 143 feet of frontage where 150 feet is required and contains 24,058 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B of the Chatham Protective Bylaw.**

Other Business:
Approval of minutes
Public Comments

Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 7:00 a.m. to 12:30 p.m.

The full agenda for this meeting will be posted at: www.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Robert Hessler
Chairman

The Cape Cod Chronicle
Oct. 10 and 17, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA NOVEMBER 5, 2019

The Chatham Historical Commission will hold a public meeting on Tuesday, November 5, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 19-037 To be heard in accordance with Chapter 158 (Demolition Delay Bylaw) of the Town of Chatham General Bylaws, pursuant to the Notice of Intent to Demolish or Partially Demolish (Enlarge existing dormer) a Historic Building or Structure Located at: **64 Silverleaf Avenue**, filed by: Roger O. Hoyt, Architect, 1175 Main Street, Hingham, MA 02043; for: William & Lara Riley, 282 Farmers Row, Groton, MA 01450

Application No: 19-038 To be heard in accordance with Chapter 158 (Demolition Delay Bylaw) of the Town of Chatham General Bylaws, pursuant to the Notice of Intent to Demolish or Partially Demolish (Front doors) a Historic Building or Structure Located at: **1952 Main Street**, filed by: Brendan Lowney/Cape Associates, PO Box 1858, No. Eastham, MA 02651; for: Sean Casey, 3 Dry River Court, Redding, CT 06896-2333

PUBLIC HEARING:

Discussion and vote on the proposed changes to the Chatham Historical Commission Rules and Regulations, **Section VII. Review of Demolitions Under Chapter 158 of the Town Code; A. Authority**, amending the language to include: "Each such determination shall not run with the land and shall not be transferable from the current applicant/owner to another."

The full agenda for this meeting will be posted at: www.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Frank Messina
Chairman

The Cape Cod Chronicle
Oct. 17 and 24, 2019

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD OCTOBER 22, 2019 6:00PM

Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on-demand viewing.

In accordance with Town policy the public can speak to any issue/hearing or business item on the agenda during the meeting when recognized by the chair.

SITE PLAN REVIEW PRE-APPLICATION CONFERENCE:

0 Middle Road/Dubis/NextGrid Inc./Litchfield/Proposed Solar Photovoltaic Ground Mount System

LONG RANGE PLANNING:

Residential Massing & Scale – Discussion
Rte. 28 Visioning Study Implementation - Discussion

Public Comments

Chairman's Comments

PUBLIC COMMENT: The public can speak to any current or future issue relevant to the normal business of the Planning Board.

The full agenda for this meeting will be posted at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Materials for the advertised agenda items are available for review at the Town of Chatham, Community Development Office, 261 George Ryder Road M-Th between the hours of 7am and 4pm and Friday from 7am till 12:30pm

The Cape Cod Chronicle
Oct. 17, 2019

CHATHAM CONSERVATION COMMISSION PUBLIC HEARING

The Chatham Conservation Commission will hold a public hearing in accordance with the provisions of Massachusetts General Law, Ch 131, s.40, the Wetlands Protection Act, and the Town of Chatham Wetlands Protection Bylaw, Ch. 272 on **Wednesday October 23, 2019** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicant has **filed a Request for Determination of Applicability: 2435 Main Street, Toronaga LLC:** Proposed installation of new Title 5 sewage disposal system at 2435 Main Street, Assessors Map 4D parcel 19BXA.

The following applicants **have filed Requests to Amend an Existing Order: 279 Woodland Way, Michael & Melanie Garrison, SE 10-3157:** Proposed Request to Amend an existing Order of Conditions under SE 10-3157 to include permitting of a pre-existing path that had been modified without a valid wetlands permit at 279 Woodland Way, Assessors Map

The following applicants **have filed Notices of Intent: Pcl 3 Pond Street, Sunset Terrace Association, Inc, SE 10-:** Proposed directional drilling to provide water and electrical service to dock at Pcl 3 Pond Street, Assessors Map 14D parcel 3.

1050 Main Street, Stanley Caskey-applicant, Jeannine Simmonds-owner, SE 10- : Proposed construction of an addition to dwelling and a deck at 1050 Main Street, Assessors Map 12F parcel 9.

236 Stage Neck Road, Edward C & Joyce A Hough, SE 10-: Proposed fiber roll installation ; proposed beach access staircase reconstruction at 236 Stage Neck Rd, Assessors Map 10B parcel 8B.

Files are available for review at the Town Annex, 261 George Ryder Road. Conservation office hours are 7AM-4PM, Monday through Thursday and 7AM-12:30PM, Friday.

The Cape Cod Chronicle
Oct. 17, 2019

TOWN OF HARWICH NOTICE OF PUBLIC HEARING OCTOBER 30, 2019

Pursuant to M.G.L. Ch. 166, § 22, the Town Administrator will hold a Public Hearing at **10:00 AM on Wednesday, October 30, 2019** in the Harwich Administration Office, 732 Main Street, Harwich, MA in reference to the following matter:

A petition by NSTAR ELECTRIC dba EVERSOURCE ELECTRIC COMPANY requesting permission to locate poles, wires, cables and fixtures, including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used in common by our petitioners along and across the following public way or ways:

183 OAK HARWICH

PROPOSED: To install approximately 1 40' Fully Owned (FO) pole labeled 1/29-5 on side of town road in Oak Street, Harwich

All abutters and other interested persons are invited to attend. For further information, please call the Town Administrator's Office at (508) 430-7513 or stop by Town Hall, 732 Main Street, Harwich where the information is on file.

Christopher Clark
Town Administrator

The Cape Cod Chronicle
Oct. 17, 2019